



**Shaw
& Co**
ESTATE
AGENTS

OFFERS OVER

£635,000

Summerhouse Avenue

Hounslow, TW5 9DJ

PROPERTY SUMMARY

Nestled on the ever-popular Summerhouse Avenue in Heston, this 1935-built semi-detached home offers a well-proportioned layout that blends traditional design with modern practicality. With three generously sized bedrooms, it's an ideal choice for families or those needing extra space.

The property opens with a spacious entrance hall that leads to a bright and welcoming front reception room—perfect for relaxing or entertaining. At the rear, a large open-plan second reception room combines lounge and dining areas, creating a flexible and sociable living space.

The well-equipped kitchen includes ample storage and workspace, along with a separate utility room that adds further functionality with dedicated laundry and storage areas. From here, you can access the garden through the utility space, the side entrance, or directly from the dining area. The home also features two bathrooms, including a convenient ground-floor shower room—ideal for busy households or guests.

Outside, the rear garden offers plenty of room for outdoor activities, gardening, or simply enjoying the fresh air. The front driveway accommodates two vehicles and includes an electric vehicle charging point to meet modern needs.

In addition to its current layout, the property also offers scope to add further value through a loft conversion (stpp), providing potential for an additional bedroom, office, or en-suite space.

3



2

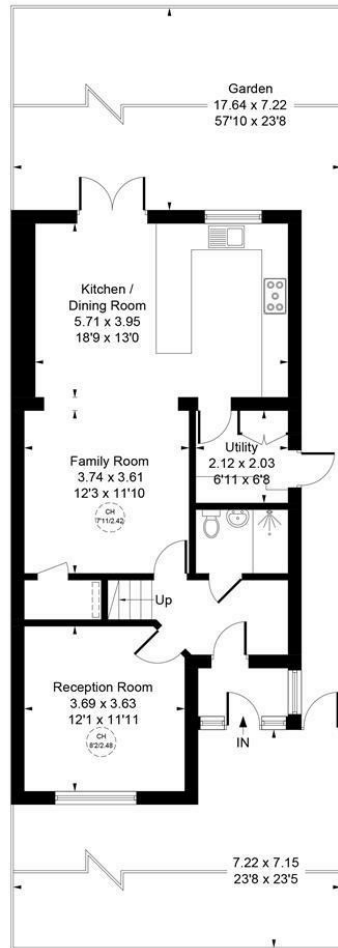


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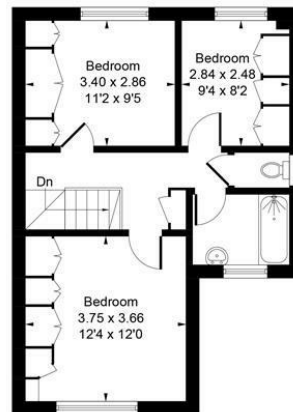


Approximate Gross Internal Area
117.61 sq m / 1266 sq ft



CH = Ceiling Height

= Reduced headroom below 1.5m / 5'0



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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LOCAL AUTHORITY

Hounslow

TENURE

Freehold

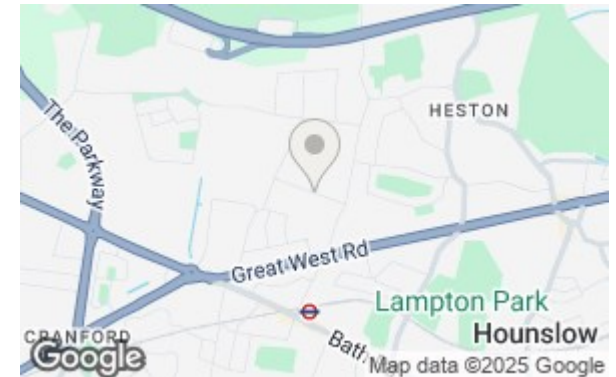
COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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